

Coding for a Compact and Connected Austin

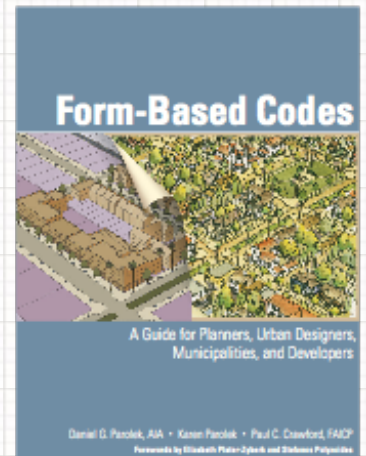
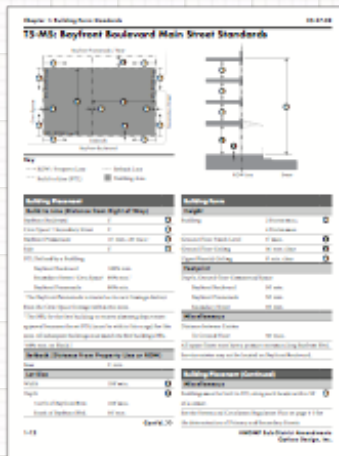
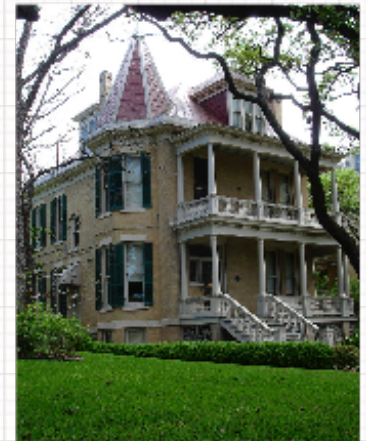


Building Types and Approach to Land Uses

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Lisa Wise Consulting

CAG Presentation
August 22, 2016



Presentation Overview

Objective:

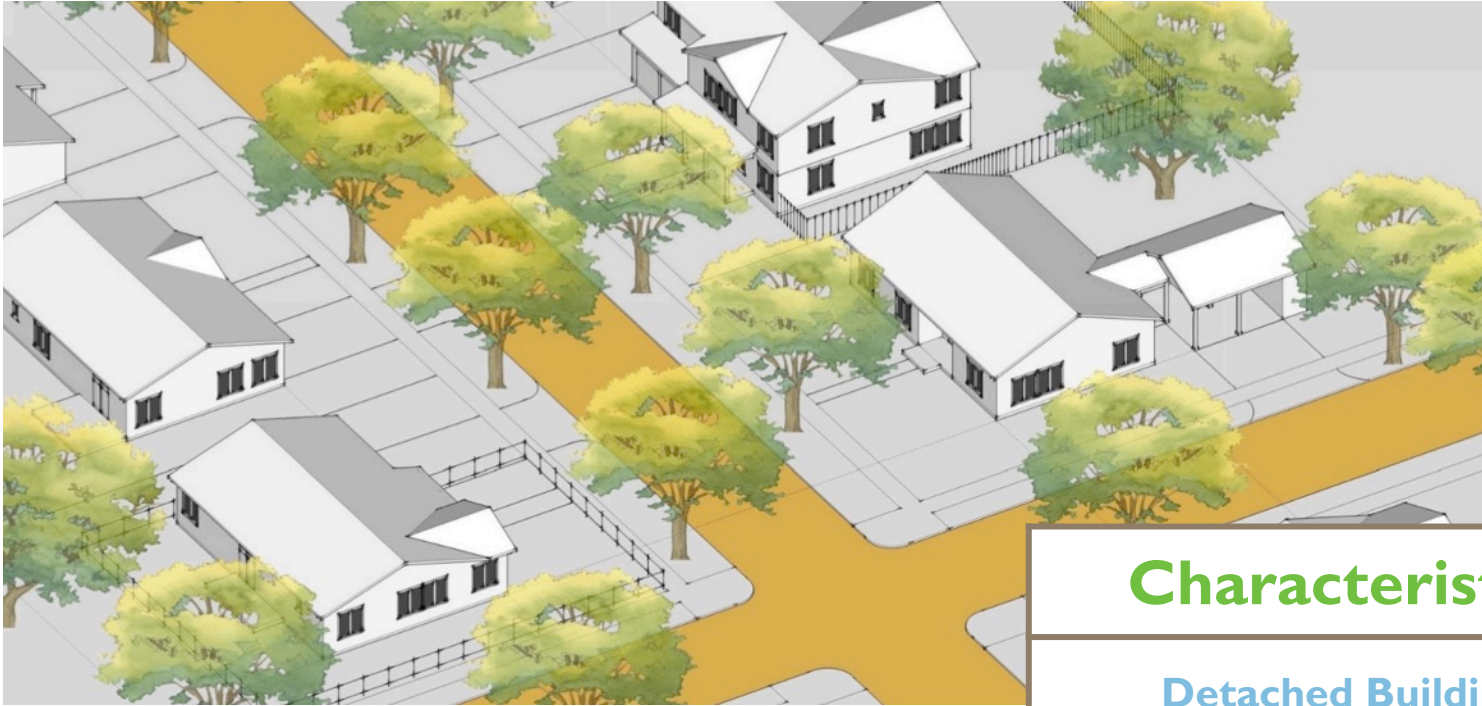
Provide an introduction to Building Types and Approach to Land Use in the revised Land Development Code.

Topics to Discuss Today

- Building Types (Opticos Design)
- Approach to Land Uses (Lisa Wise Consulting)
- Building Blocks of a Mapping Strategy (City of Austin)
- Next Steps

Understanding Existing Context

Transect Zone Classification: T3 Edge



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes with single-family housing setback from the street.

Characteristics

Detached Buildings

Medium to Large Lot Widths

Medium Building Footprints

Large Front Setback

Transect Zone Classification: T3 Neighborhood



A walkable environment of highly interconnected, heavily tree-lined neighborhood streetscapes, with single-family housing in small-to-medium footprint buildings setback from the street.

Characteristics

Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Large Front Setback

Transect Zone Classification: T4 Neighborhood



A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with single-family housing choices in medium to large footprint buildings behind medium to large setbacks and limited neighborhood-serving services within ancillary buildings.

Characteristics

Detached or Semi-Detached Buildings

Small to Medium Lot Widths

Small to Medium Building Footprints

Medium Front Setback

Transect Zone Classification: T4 Main Street



A walkable environment of mixed-use streetscapes emphasizing buildings with non-residential frontages at or close to the sidewalk to provide neighborhoods with a focal point of neighborhood commercial, service and residential uses.

Characteristics

Attached or Semi-Attached Buildings

Small to Medium Lot Widths

Medium to Large Building Footprints

Small to No Front Setback

Transect Zone Classification: T5 Neighborhood



A walkable environment of highly interconnected, tree-lined neighborhood streetscapes with a variety of medium intensity housing choices in small to medium footprint buildings set back from the street to support neighborhood-serving retail and services at some corners in this zone and limited neighborhood-serving services within ancillary buildings.

Characteristics

Attached or Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to Block Footprint

Small to No Front Setback

Transect Zone Classification: T5 Main Street



A walkable environment of highly interconnected, tree-lined mixed-use streetscapes with non-residential ground floor near or at the sidewalk to provide neighborhoods with a high intensity focal point that includes neighborhood-serving retail, services and housing.

Characteristics

Detached Buildings

Small to Large Lot Widths

Medium Building Footprint to Block Footprint

Small to No Front Setback

Transect Zone Classification: T6 Low



A walkable environment of highly interconnected, tree-lined mixed-use streetscapes of high intensity housing choices to reinforce and enhance the vibrant, walkable downtown and city core, enabling it to become a complete neighborhood with locally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

**Small to Block Scale
Lot Widths**

**Large Building Footprint to
Block Footprint**

Small to No Front Setback

Transect Zone Classification: T6 Core



A walkable environment of highly interconnected tree-lined, mixed-use city center streetscapes of the most intense housing choices with non-residential ground floor at the sidewalk to provide a regional focal point that reinforces and enhances the vibrant, walkable city core with regionally-serving retail, services, entertainment, civic and public uses.

Characteristics

Attached Buildings

**Medium to Block Scale
Lot Widths**

Block Footprint

Small to No Front Setback

Overview of Building Types

More on Building Type Standards

Detached House: Large

A large, detached structure consisting of one dwelling unit, usually sited on a large lot.



Detached House: Medium

A medium, detached structure consisting of one dwelling unit, usually sited on a medium lot.



Detached House: Compact

A small, detached structure consisting of one dwelling unit, usually sited on a small lot.



More on Building Type Standards

Carriage House

An additional structure, typically located at the rear of a lot—sometimes positioned above a garage—that provides space for a small residential unit, a home office, or other small commercial or service use. Syn.: Granny-flat.



Cottage Court

A series of small, detached structures (cottages), each containing a single housing unit. The cottages are arranged to define a shared court, typically perpendicular to the street. The shared court takes the place of a private rear yard.



More on Building Type Standards

Duplex: Stacked

A small to medium sized structure that houses two dwelling units, with one located on the ground floor and the other located directly above. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Duplex: Side-by-Side

A small to medium sized structure that houses two adjacent, attached dwelling units. Both units face the street, and are within one single building (mass) and appear like a medium or large single-family house.



Duplex: Front-to-Back

A small to medium sized structure or pair of structures consisting of two detached or conjoined dwelling units wherein one unit is located behind the other. The unit at front faces the street and appears like a medium or large single-family house.



More on Building Type Standards

Multiplex: Small

A medium structure that consists of 3–6 side-by-side and/or stacked dwelling units with one shared entry, or individual entries along the front.



Multiplex: Large

A medium- to large-sized structure that consists of 7–18 side-by-side and/or stacked dwelling units, typically with one shared entry.



More on Building Type Standards

Townhouse

A small to medium-sized structure that consists of 2–8 rowhouses placed side-by-side, typically attached. This building type is typically located within medium-density neighborhoods, or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. Syn: Rowhouse



Live/Work

A small to medium-sized, attached or detached structure that contains one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. This building type incubates neighborhood-serving retail and service uses.



More on Building Type Standards

Main Street

A main street building is a small to medium sized structure, typically attached, that provides a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses. This building type makes up the primary component of a neighborhood main street and portions of a downtown main street.



Stacked Flats

A medium to large sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. This building type may include a courtyard.



More on Building Type Standards

Mid-Rise

A medium to large sized structure, 4–8 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor retail or service uses, and upper-floor service or residential uses.



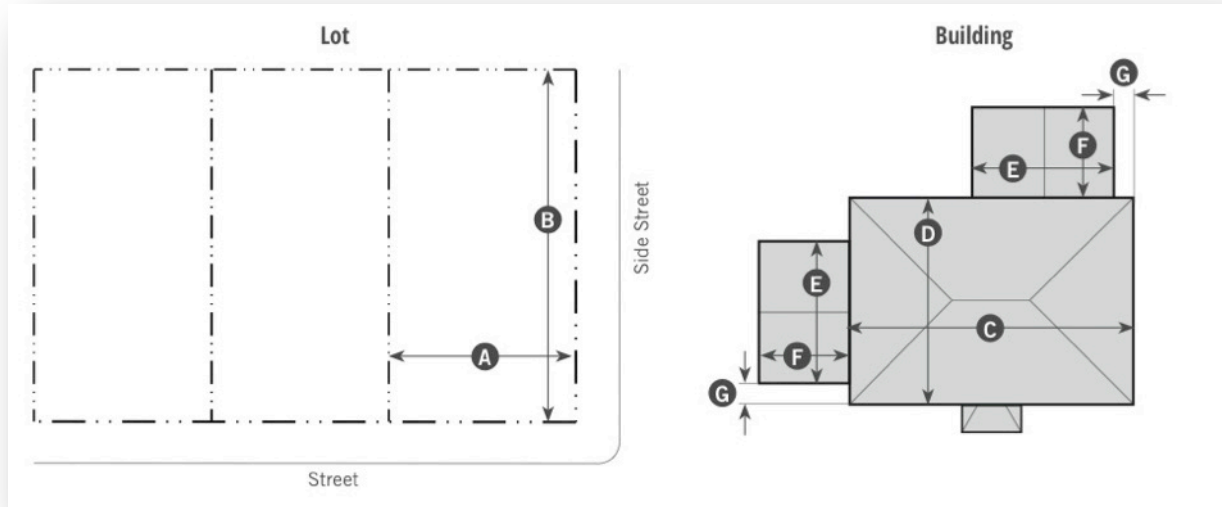
High-Rise

A large sized structure with portions or all of the building more than eight stories tall, built on a large lot that typically incorporates structured parking. It is used to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.



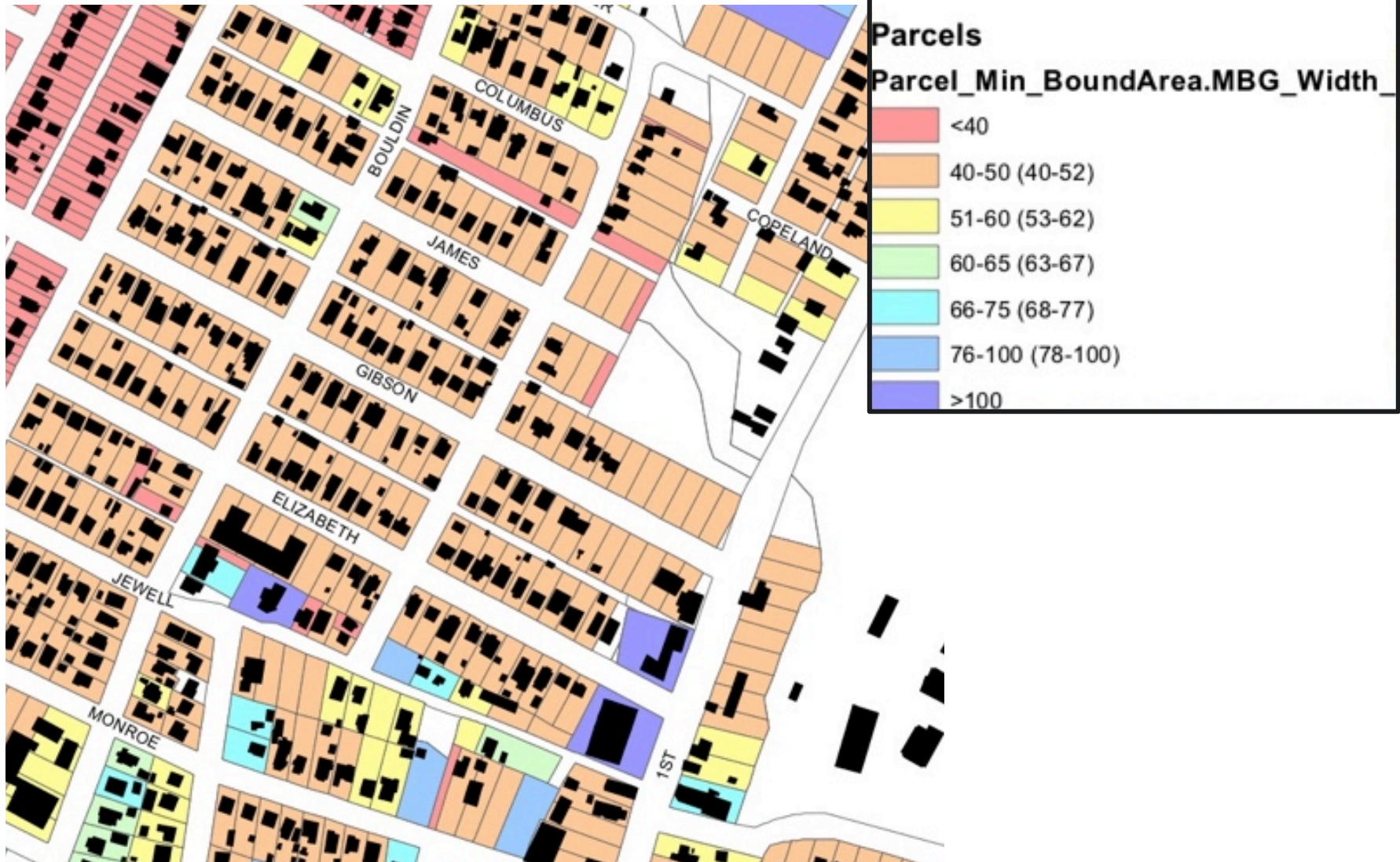
Why We Regulate By Building Type

Lot Size and Building Type Regulations

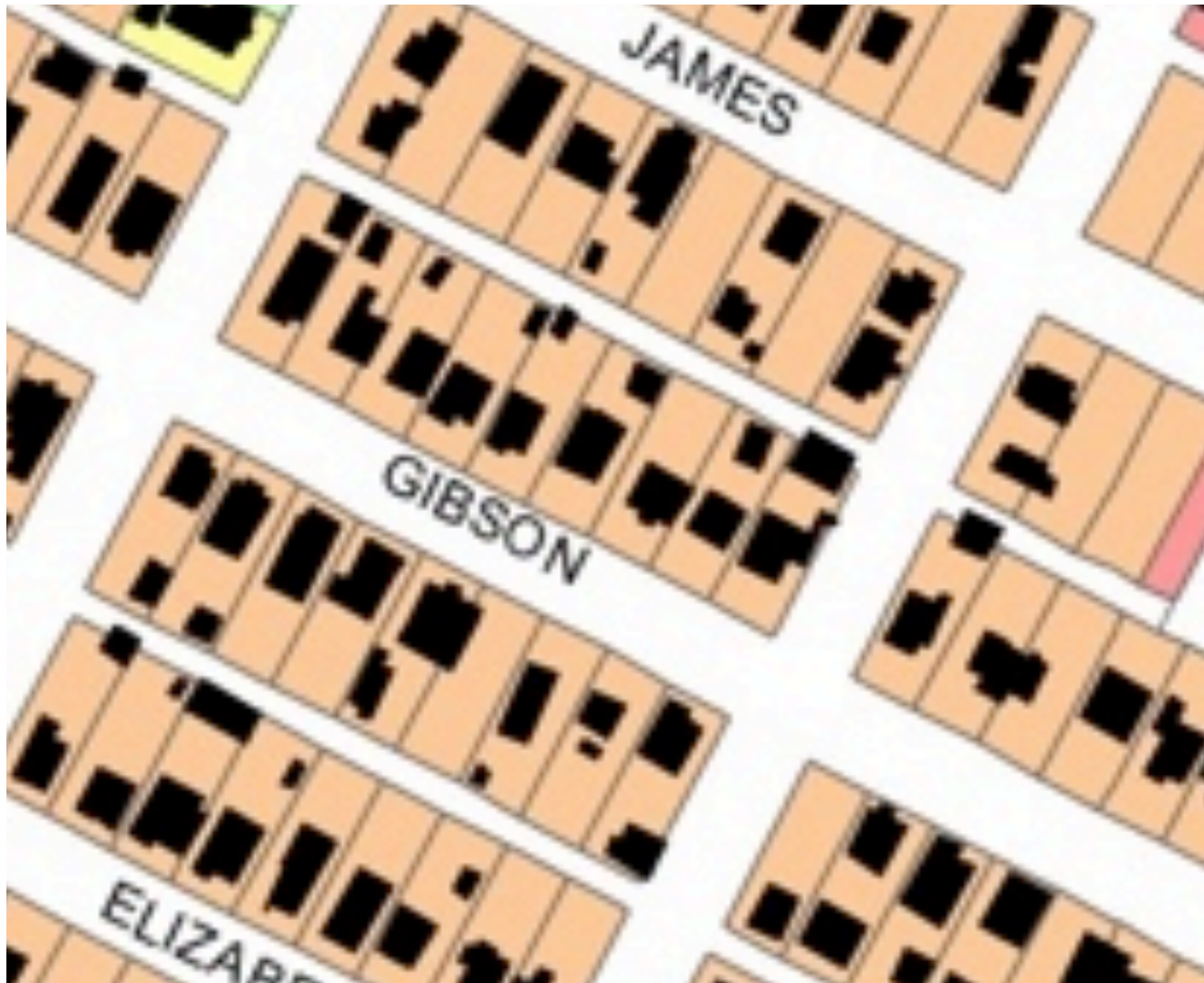


- Lot size (minimum and maximum)
- Building Types
 - Building Footprint Size (maximum)

Typical Lot Sizes



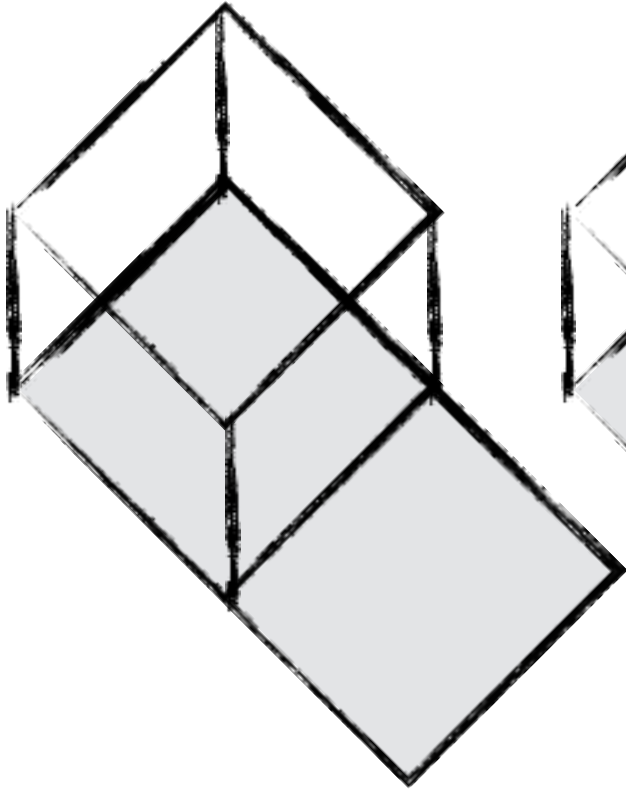
Typical Building Footprint Size



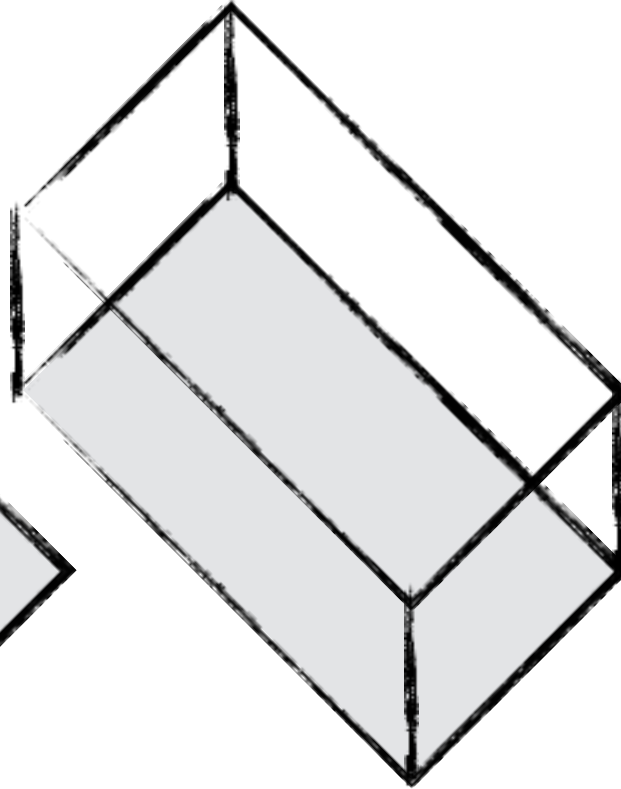


Similar Densities. Very Different Size

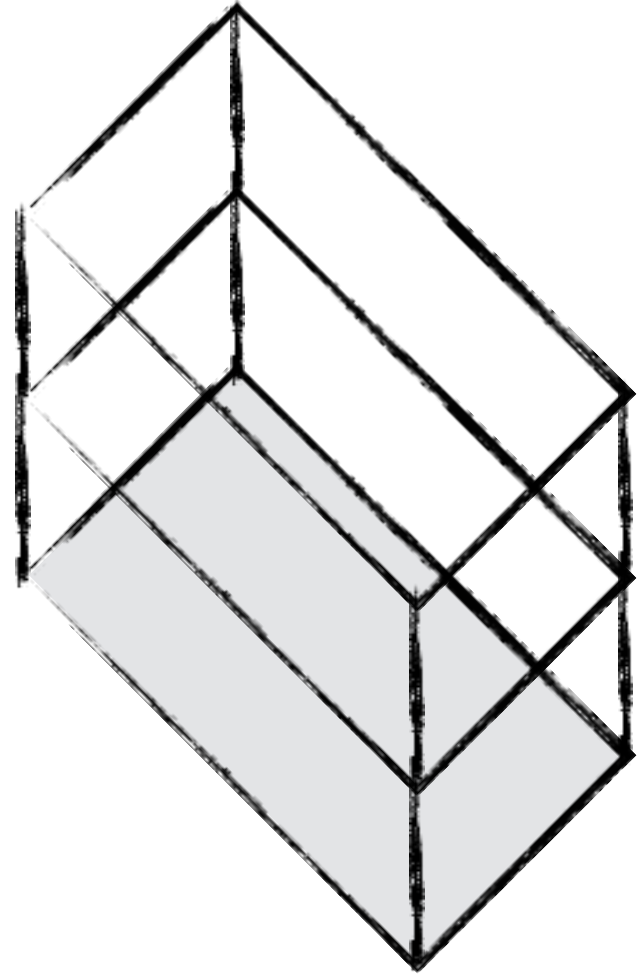
Typical Regulation: Floor Area Ratio (FAR) Illustrated



FAR=0.5

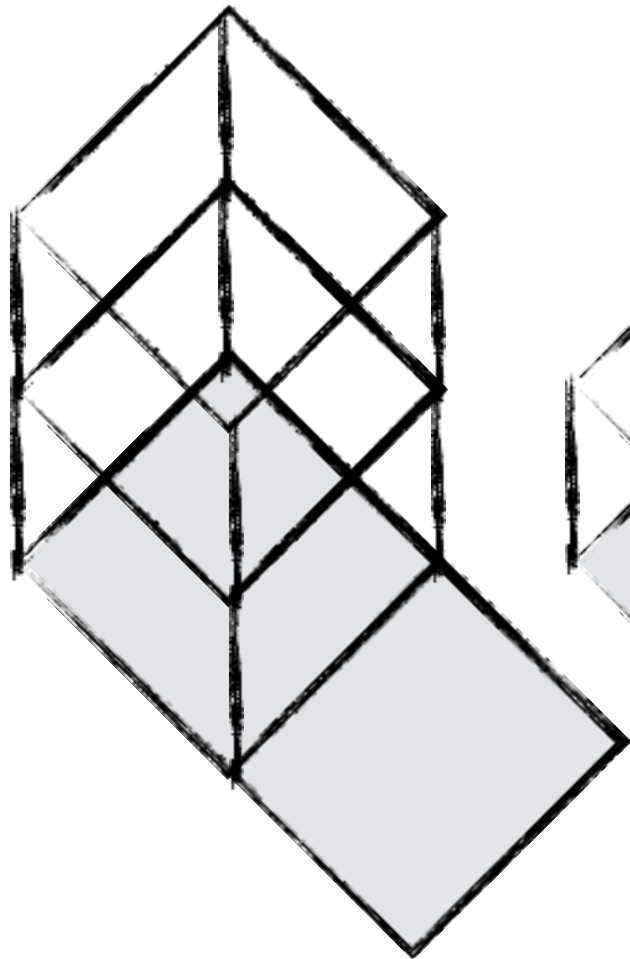


FAR=1

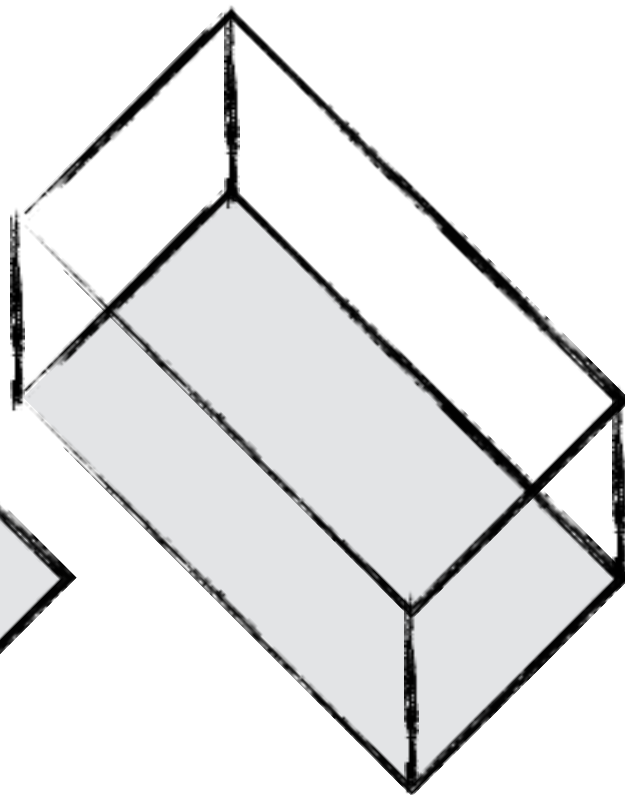


FAR=2

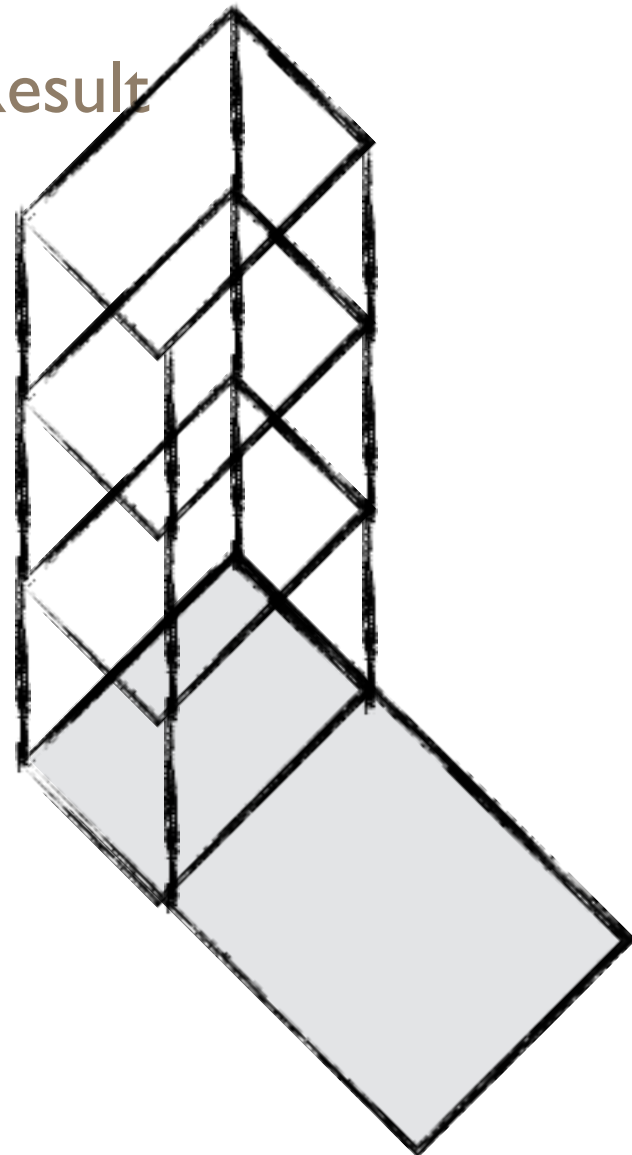
Issue with FAR: Unpredictable Built Result



FAR=1



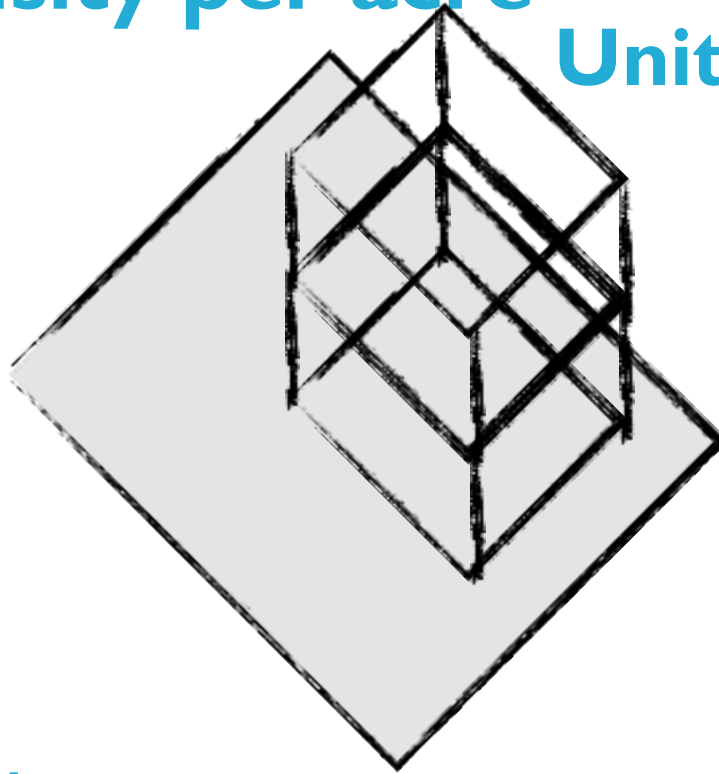
FAR=1



FAR=1

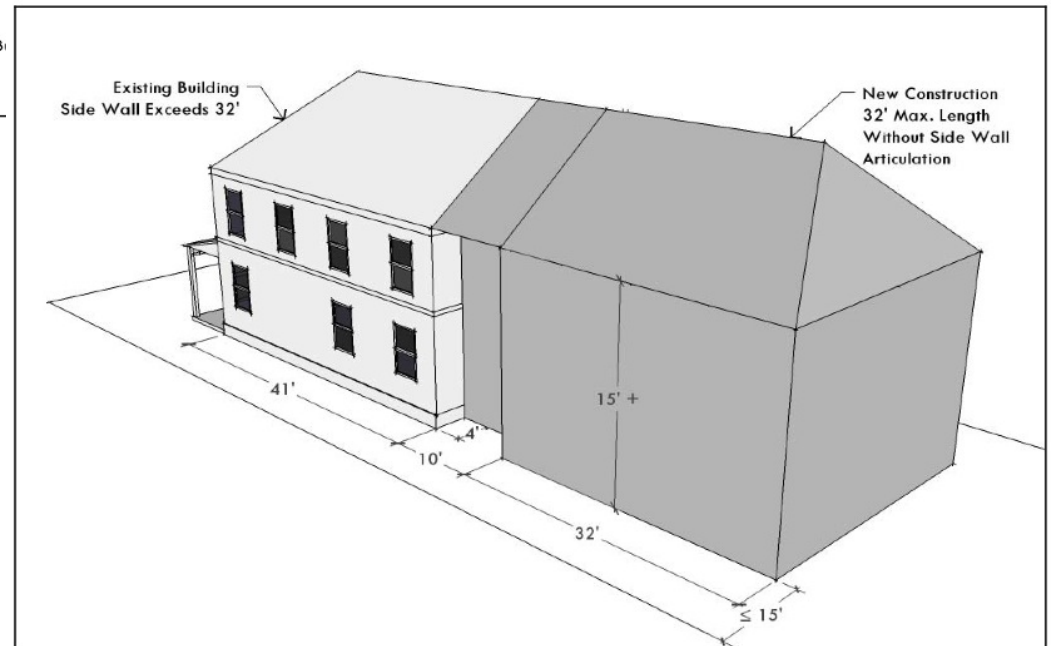
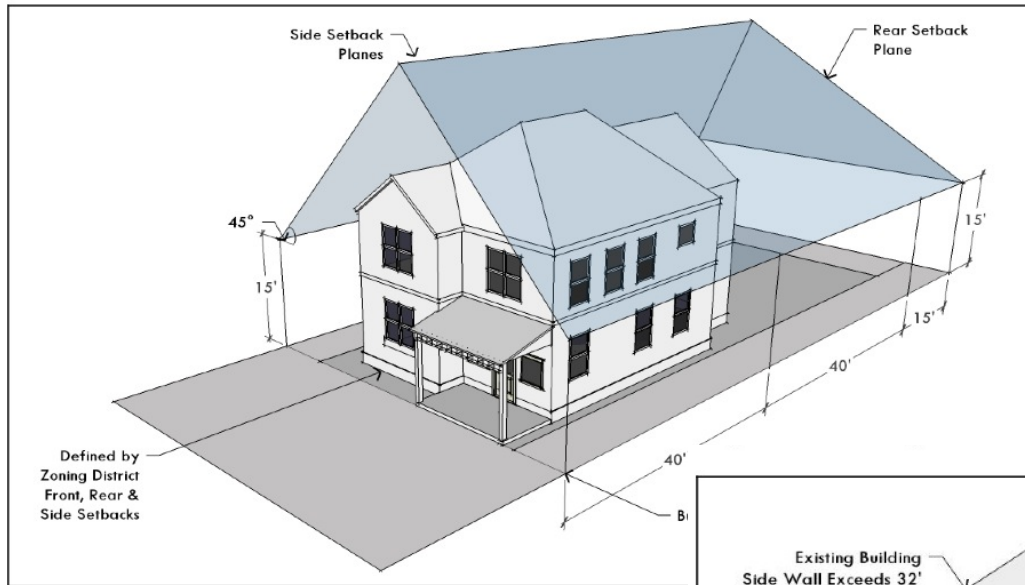
Dwelling Units Per Acre (DU/Acre): Density Calculation Example

number of acres x allowed density per acre = Allowed Number of Units on the lot

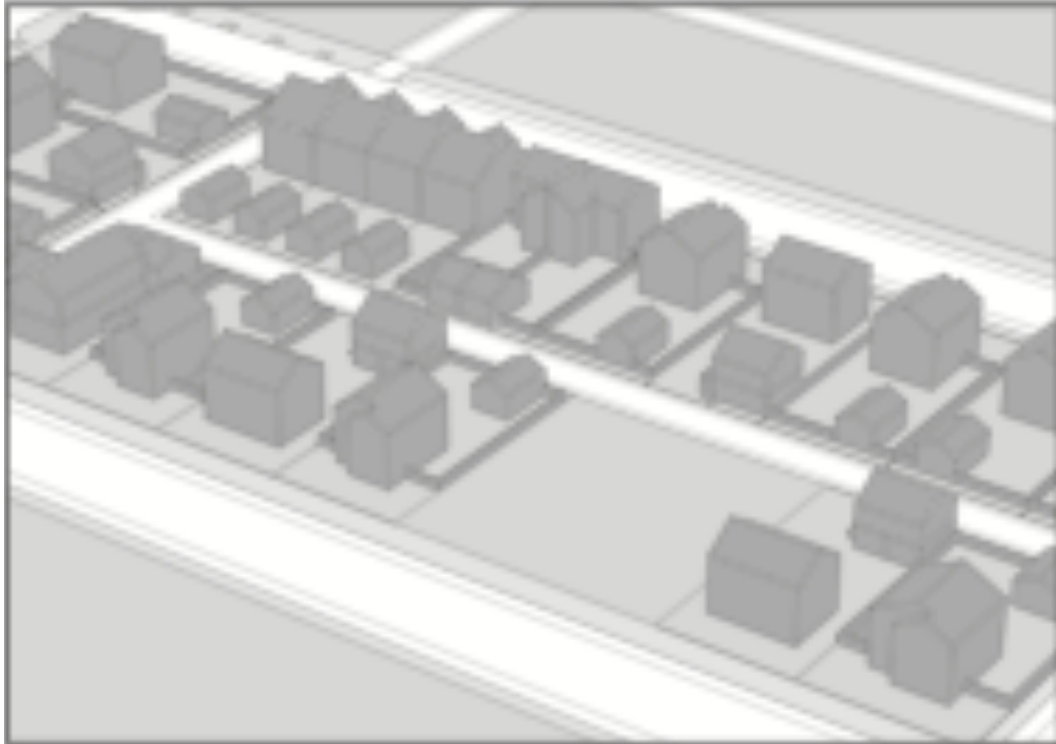


.34 acres x 20 dwelling units per acre (du/a) = 6 units allowed

Subchapter F Residential Design Standards



Case Study: Infill at 20 du/acre in Medium Density Zone



Existing Conditions

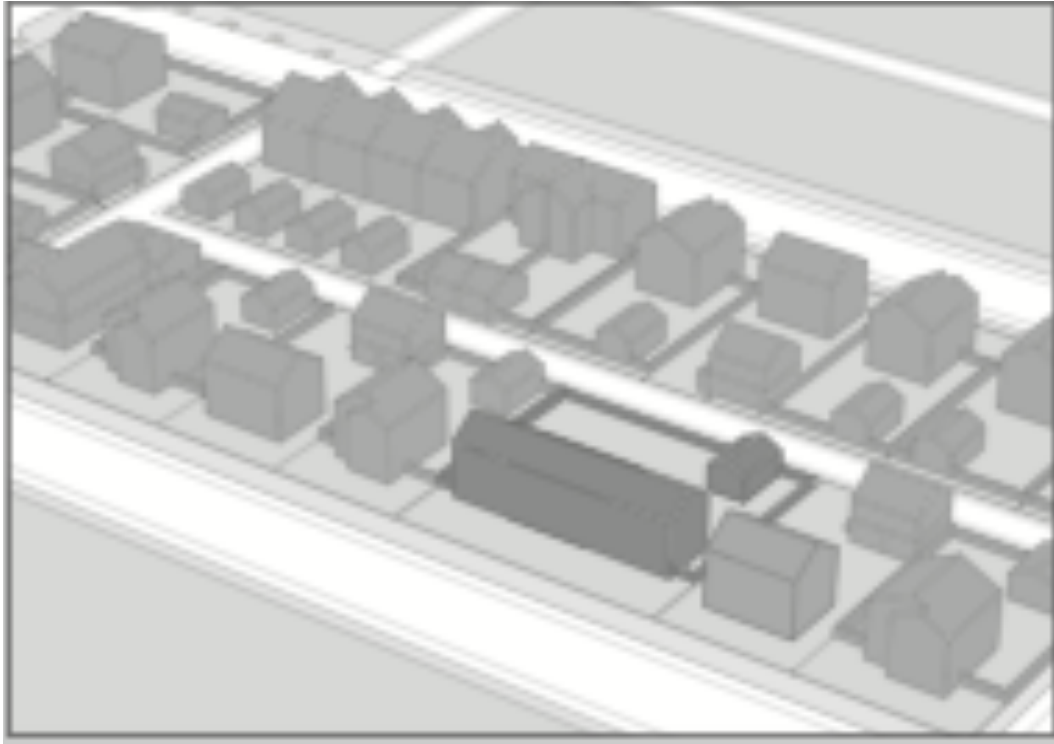
Typical Lot: 150' deep x 100' wide = 15,000 sf

15,000 sf / 43,560 sf per acre = .3 acres

Existing zoning allows 20 du/acre = 6 units

What does 20 du/acre look like?

Inappropriate Infill at 20 du/acre: Building Too Big



Architecture alone cannot
make this compatible

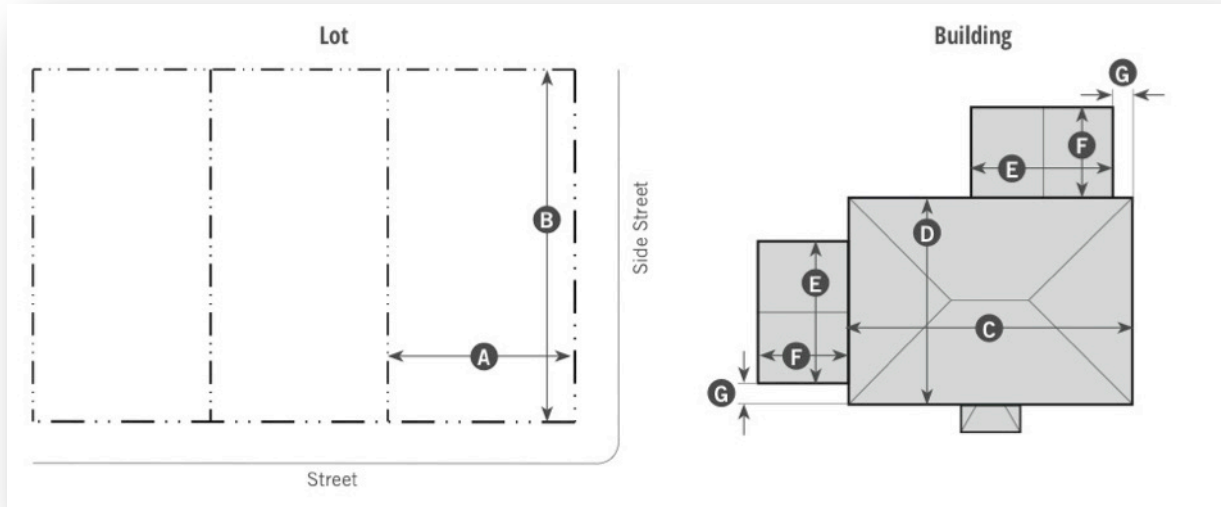
How We Regulate

Intent Illustrated in Graphic

Section 20-3C-2100 T4 Neighborhood Low (T4N.L)



Lot Size and Building Type Regulations



- Lot size (minimum and maximum)
- Building Types
 - Building Footprint Size (maximum)

Different Maximums Footprints for Each Type

1703-3.100 Multi-plex: Small



A Multi-plex, scaled to a medium-density neighborhood, with all units accessed from a central entry



A small Multi-plex with front entrance porch and balcony



A Multi-plex with unique Art Deco entrance detailing

A. Description

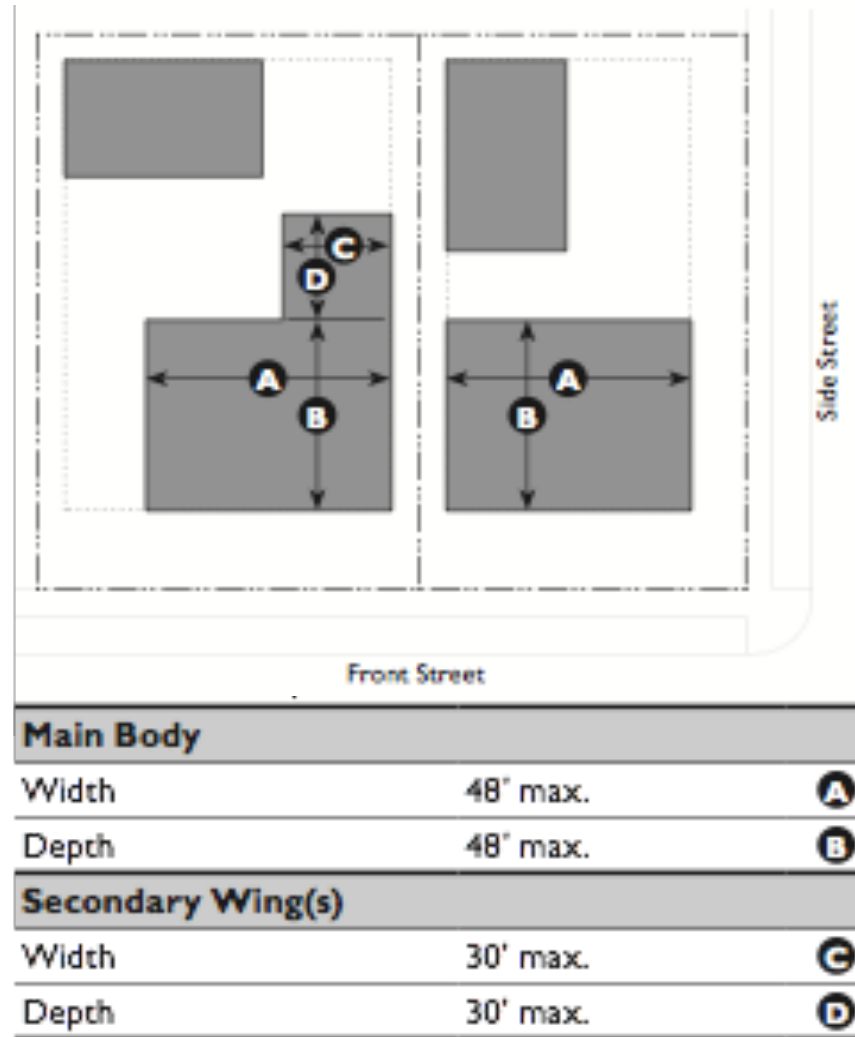
The Multi-plex: Small Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	T3N
T4N.MF	T4N.SF
T3MS	T3N.LS T3N.SS T3F
T6C	

Key

TM Allowed **TH** Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Different Maximums Footprints for Each Type

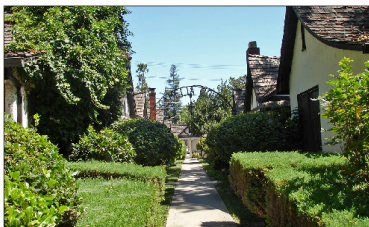
1703-3.70 Cottage Court



A Cottage Court with raised stoop entries



A Cottage Court with a center drive and small stoops



A Cottage Court with a heavily landscaped court

A. Description

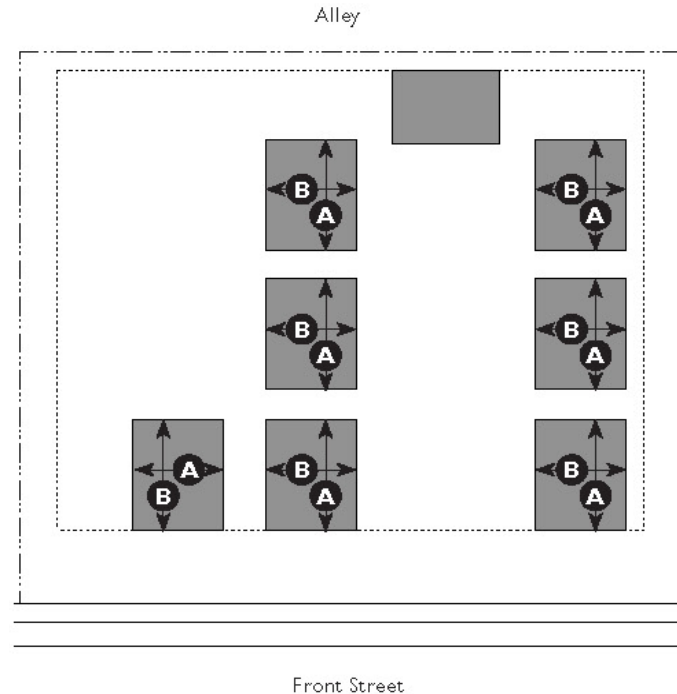
The Cottage Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing element of this Type. This Type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

T3E	T3N
T4N.MF	T4N.SF
T5MS	T5N.LS
T5N.SS	T5F
T6C	

Key

☒ Allowed ☐ Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Main Body

Width 32' max. **A**

Depth 24' max. **B**

Secondary Wing(s)

Width 24' max.

Depth 12' max.

Different Maximums Footprints for Each Type

Building Types	Lot				Building			
	Width (min.-max.)	Depth (min.)	Buildings per Lot (max.)	Units per Building (max.)	Main Body Width (max.)	Main Body Depth (max.)	Wing Width (max.)	Wing Depth (max.)
	A	B			C	D	E	F
Small Footprint								
House: Compact	40'-65'	100' ¹	1	1	24'	36'	18'	18'
House: Small	50'-75'	100' ¹	1	1	36'	42'	30'	30'
Duplex: Stacked			1	2				
Medium Footprint								
House: Medium	65'-100'	100' ¹	1	1	48'	32'	20'	22'
Duplex: Side-by-Side			1	2				
Multiple Footprints								
Cottage Court ²	100' - 250'	130'	6	1	32'	32'	8'	14'
Accessory								
Carriage House	—	—	1	1	28'	24'	N/A	N/A

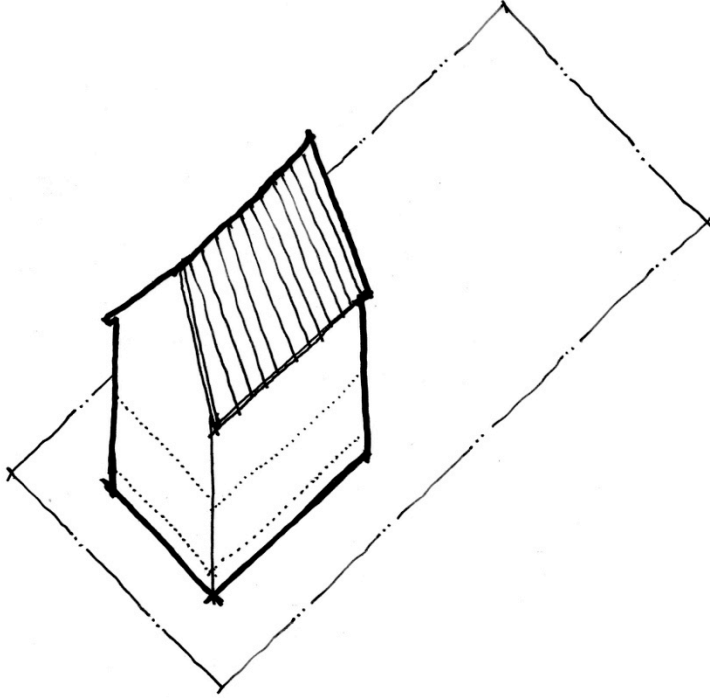
Lot Size

Building Footprint

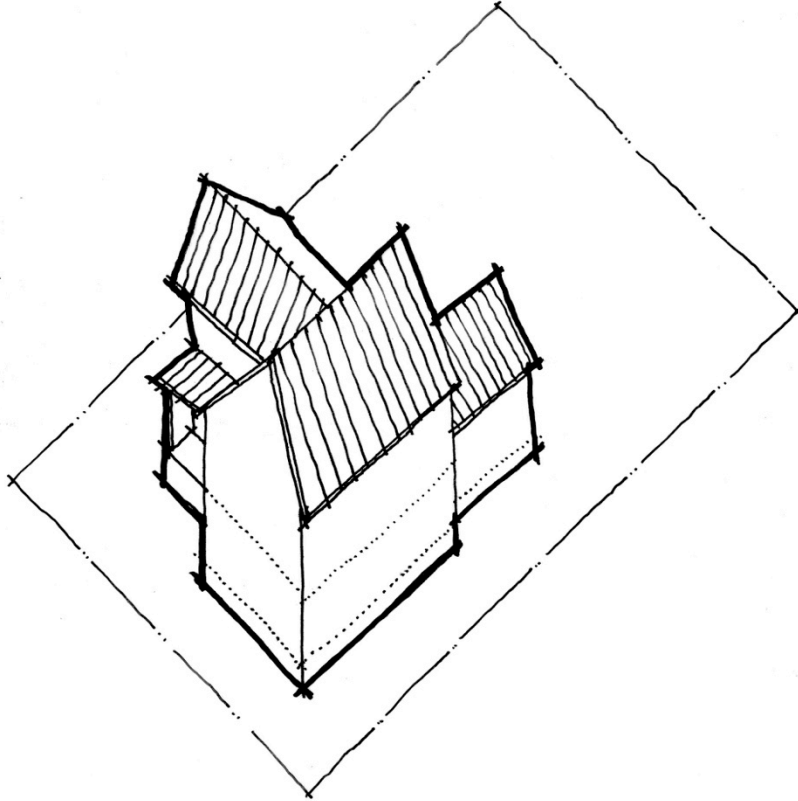
Different Maximums Footprints for Each Type

Building Types	Lot				Building			
	Width (min.-max.)	Depth (min.)	Buildings per Lot (max.)	Units per Building (min.-max.)	Main Body Width (max.)	Main Body Depth (max.)	Wing Width (max.)	Wing Depth (max.)
	A	B			C	D	E	F
Medium Footprint								
Tri/Quadplex	65'-100'	100' ²	1	4	36'	54'	30'	30'
Multi-Plex: Medium			1	5-8				
Rowhouse: Medium ¹	18'-35'	100' ²	1	3	28'	36'	14'	14'
Large Footprint								
Multi-Plex: Large	75' -125'	100'	1	6-12	60'	60'	24'	24'
Multiple Footprints								
Cottage Court ³	100' - 250'	130'	6	1	32'	32'	8'	14'
Accessory								
Carriage House	—	—	1	1	28'	24'	N/A	N/A

Massing on a lot

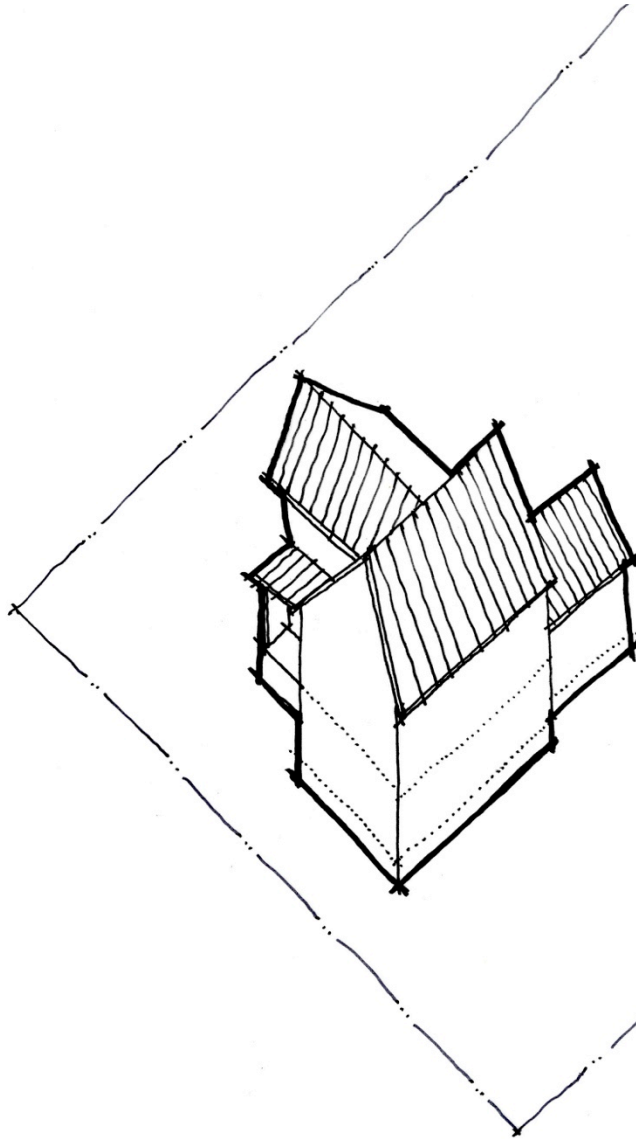


As Lot Gets Wider Building Can Get Wider



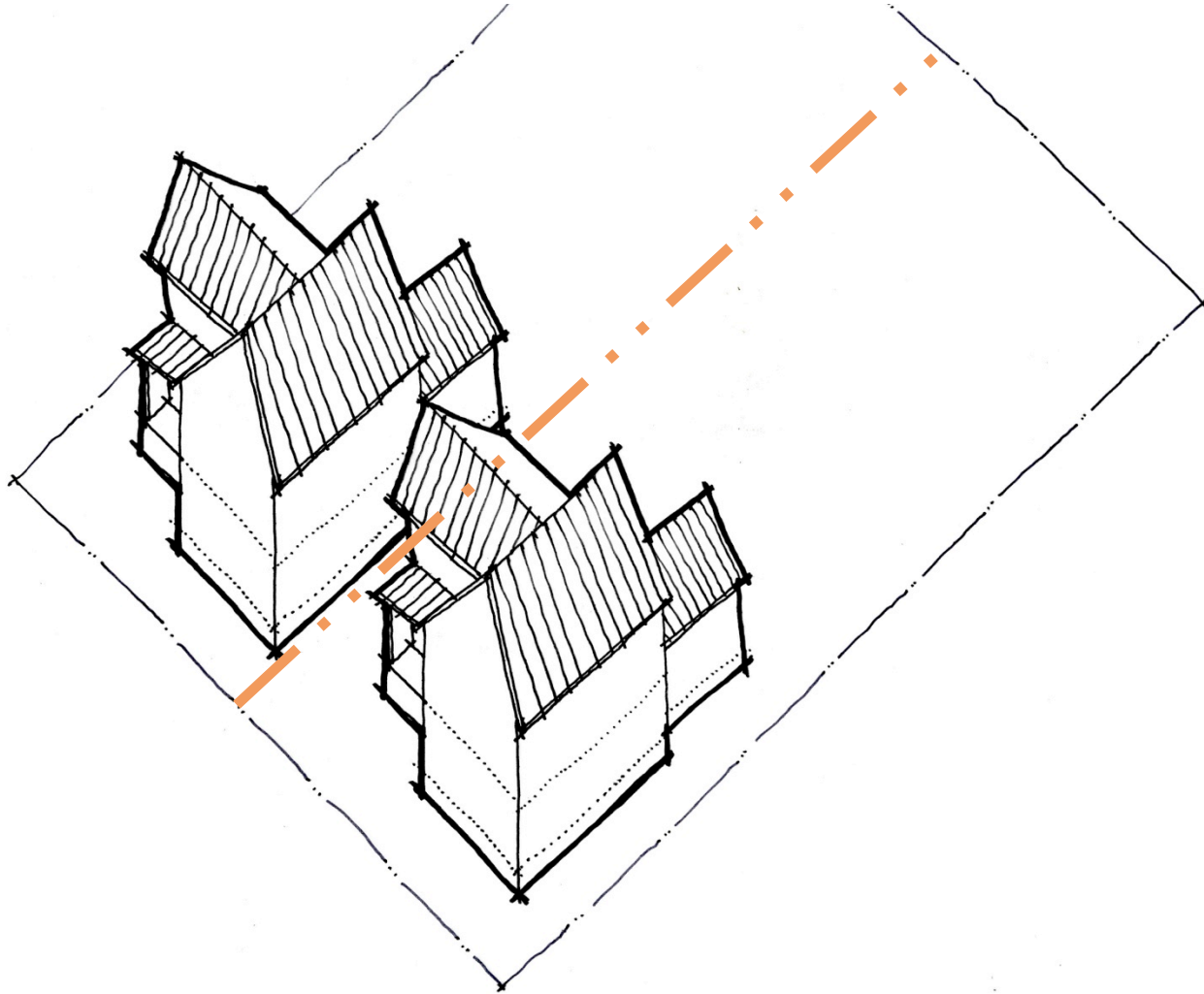
Side and Rear
Wings added to
Building

But Only So Much

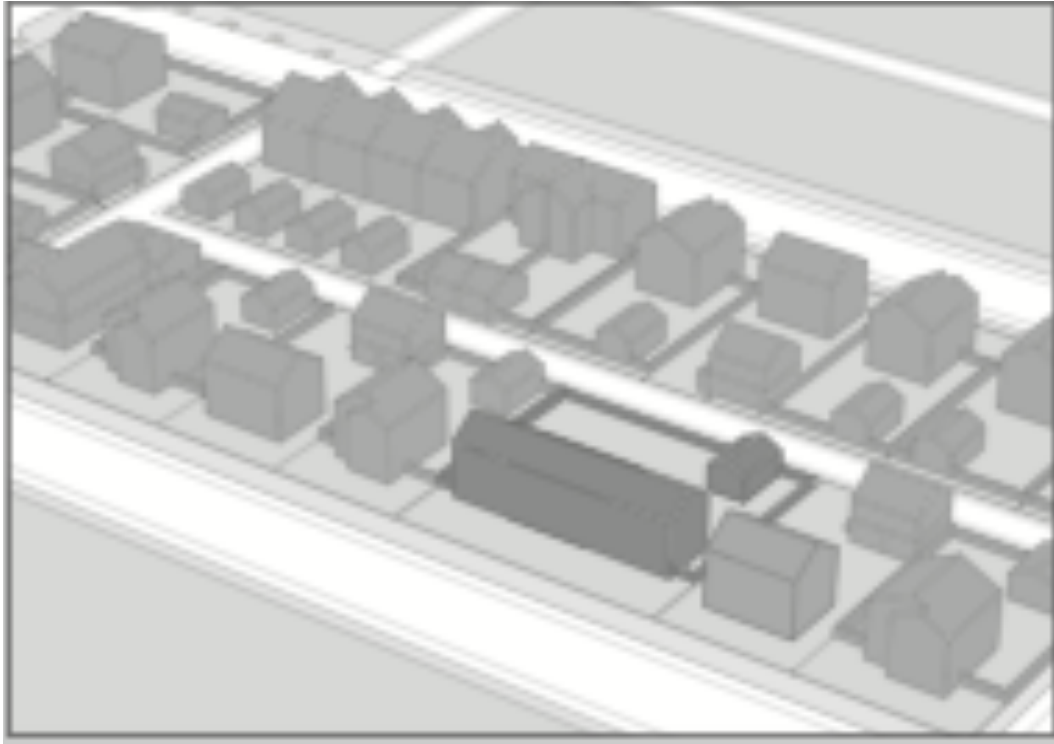


Maximum
Building Size
Reached

When the Lot Gets Too Wide Either a Different Building Type or Multiple Buildings Can Be Built

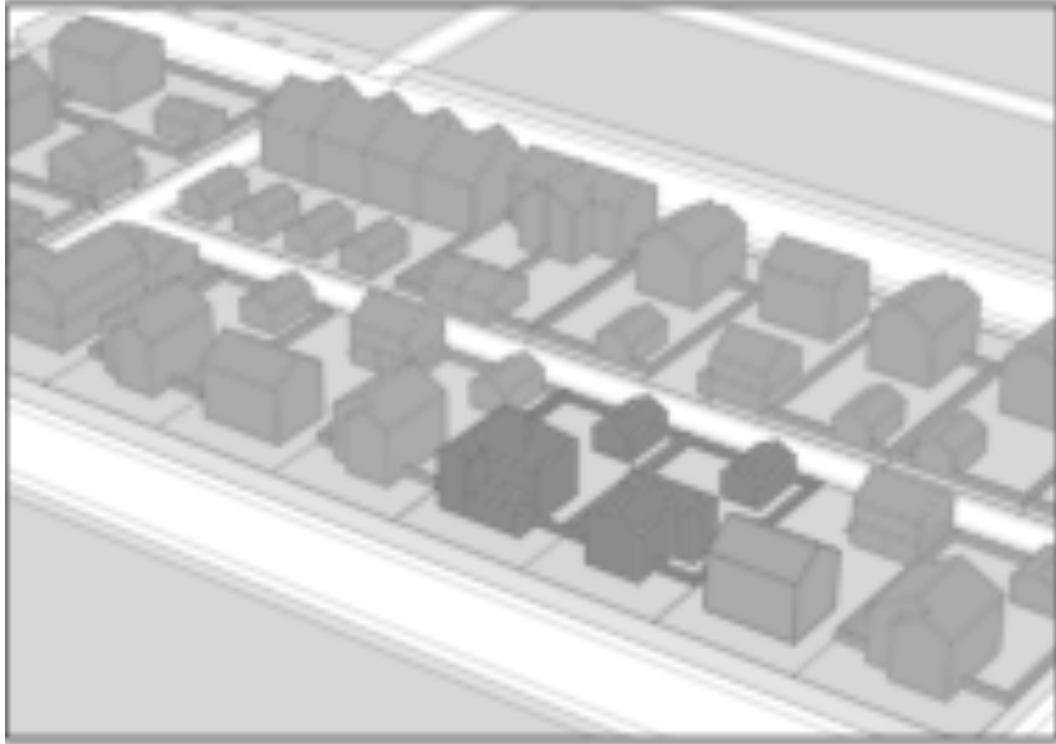


Inappropriate Infill at 20 du/acre: Building Too Big



Architecture alone cannot
make this compatible

Same Number of Units, But Appropriate Scale and Form

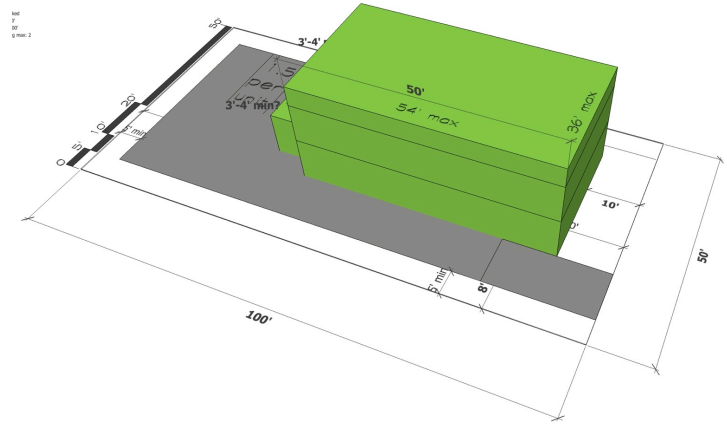
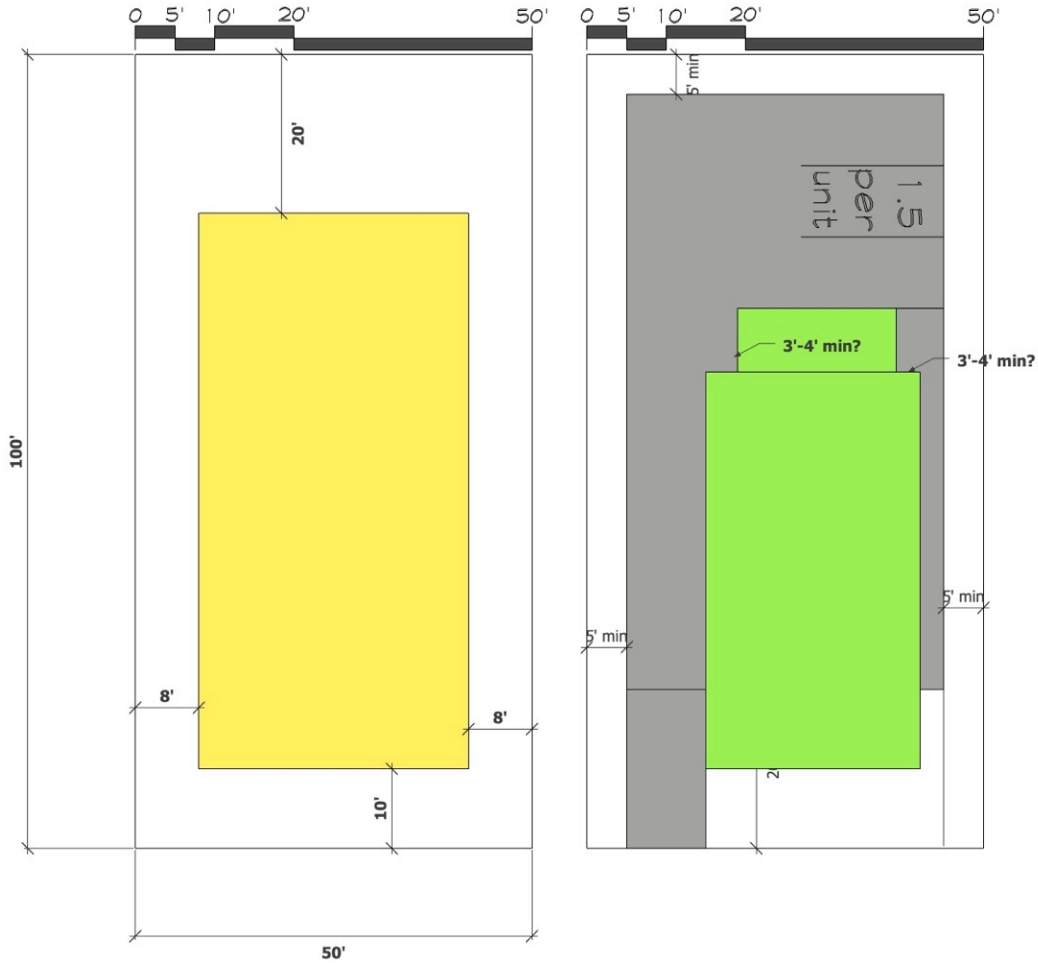


Building Footprint (width and depth) are the two most critical elements to regulate!

Testing from Sound Check



Testing from Sound Check



Land Uses Overview

Approach to Land Use Simplification

Existing Code

- 25-2 Subchapter C, Article 2
 - Over 155 land uses
 - Outdated land uses
 - One Land Use Table for all uses and all zones
- 5 Use Categories
 - Residential
 - Commercial
 - Industrial
 - Agricultural
 - Civic
- Additional standards in 25-2 Subchapter C, Article 4
- Definitions located in 25-2 Subchapter A
 - Missing definitions

Simplify Overly Detailed Land Uses

Former Uses:

Appliances	Leather goods
Art supplies	Musical
Hobby supplies	Instruments
Bookstore, general	Music store
Clothing and apparel	Pottery
Florist	Shoes
Gift and Card	Stationary
Jewelry and watches	Variety

New Use:

General Retail

≤ 5,000 sf

> 5,000 sf and ≤ 10,000 sf

> 10,000 sf

Example Tehachapi CA

Improve and Simplify Land Uses

- Consolidate Land Uses with Similar:
 - Definitions
 - Regulations
 - Impact
 - Operation

Existing Land Use	Existing Commercial Zones											
	NO	LO	LR	GO	GR	CH	DMU	CBD	CS	CS-1	W/LO	CR
Business and Professional Services	-		-					P				-

Improve and Simplify Land Uses

- Separate Overly Broad Land Uses

Restaurant and Bars	T5-N
Bar/Nightclub	
Level 1	MUP
Level 2	CUP
Micro-Brewery/Micro-Distillery/Winery	MUP
Restaurant, except:	P
w/ Alcohol Sales	MUP
w/ Outside Seating	MUP
w/ Drive Through	--
w/ Late night Operation	CUP

Improve and Simplify Land Uses

Possible Results

155+
Existing Land Uses



115 ±
New Land Uses

Improve and Simplify Land Use Tables

One Table per Zone
or Zone Group

Group Uses by Use
Category

Provide Cross-
References

B. Allowed Uses								
Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	RI	RIN	MR	HR	MH
Ranching, Forestry & Animal Keeping								
Animal Keeping		See Section 10-40.60.070						
Ranching		P	--	--	--	--	--	--
Recreation, Education & Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public & Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²
Outdoor Public Uses, General		P	P	P	--	P	P	P
Schools - Public & Charter		P ³	P ³	P ³	P ³	P ³	P ³	P ³
Schools - Private		P	P	P	P	P	P	P
Trade Schools		--	--	--	--	--	--	--
Residential								
Accessory Building and Structures	10-40.60.020	P	P	P	P	P	P	P
Accessory Dwelling Units	10-40.60.030	P	P	P	P	P	P	P
Co-housing	10-40.60.120	P	P	P	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P

Example Table from Flagstaff, AZ

Building Blocks of a Mapping Strategy
